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City Treasurer/Clerk

AMEL D. FLORES  
City Attorney

SAM M. MCALLI  
City Auditor

February 18, 2003

D. Wilson Dean, Owner/Developer  
735 Ty Ty Road  
Tallahassee, FL 32308

**RE: Delta Way Limited Partition (TSD020028)**  
**Parcel # 21-24-20-089-0000**

Dear Mr. Dean:

Pursuant to Article 20 (Procedure for Review of Subdivision Plats), Section 20.1 (Limited Partition) of the City of Tallahassee *Zoning, Site Plan and Subdivision Regulations (Regulations)*, Growth Management has reviewed and approved the above referenced subdivision. The subdivision has been determined to be consistent with the following findings of fact.

1. The subdivision meets the design standards and requirements of the *Regulations* and is consistent with the Zoning Map.
2. The applicable criteria of the *Environmental Management Ordinance* can be met.
3. The requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development can be met.
4. The subdivision is not contrary to the public interest.

Additionally, please be advise that pursuant to Article 20 (Procedure for Review of Subdivision Plats), Section 20.1 (Limited Partition) of the *Regulations*, the subdivision was recorded on February 10, 2003 in the Official Records of Leon County, Florida in Book 2809, Pages 2060. By copy of this letter, appropriate City of Tallahassee permitting agencies are being notified of this approval.

Should you need additional information or clarification, please contact this office at (850) 891-7100.

Sincerely,

Dwight R. Arnold, Jr.

For the Director Growth Management Department

cc: Mike Waters, Leon County Property Appraiser's Office  
Jay Schuck, LUES  
Cindy Smith, LUES  
Wayne Tedder (letter only)

Attachment

*An All-America City*



Alan D. Platt, P.S.M.  
President  
489 JOHN KNOX ROAD  
TALLAHASSEE, FLORIDA, 32303

A.D. PLATT  
LAND



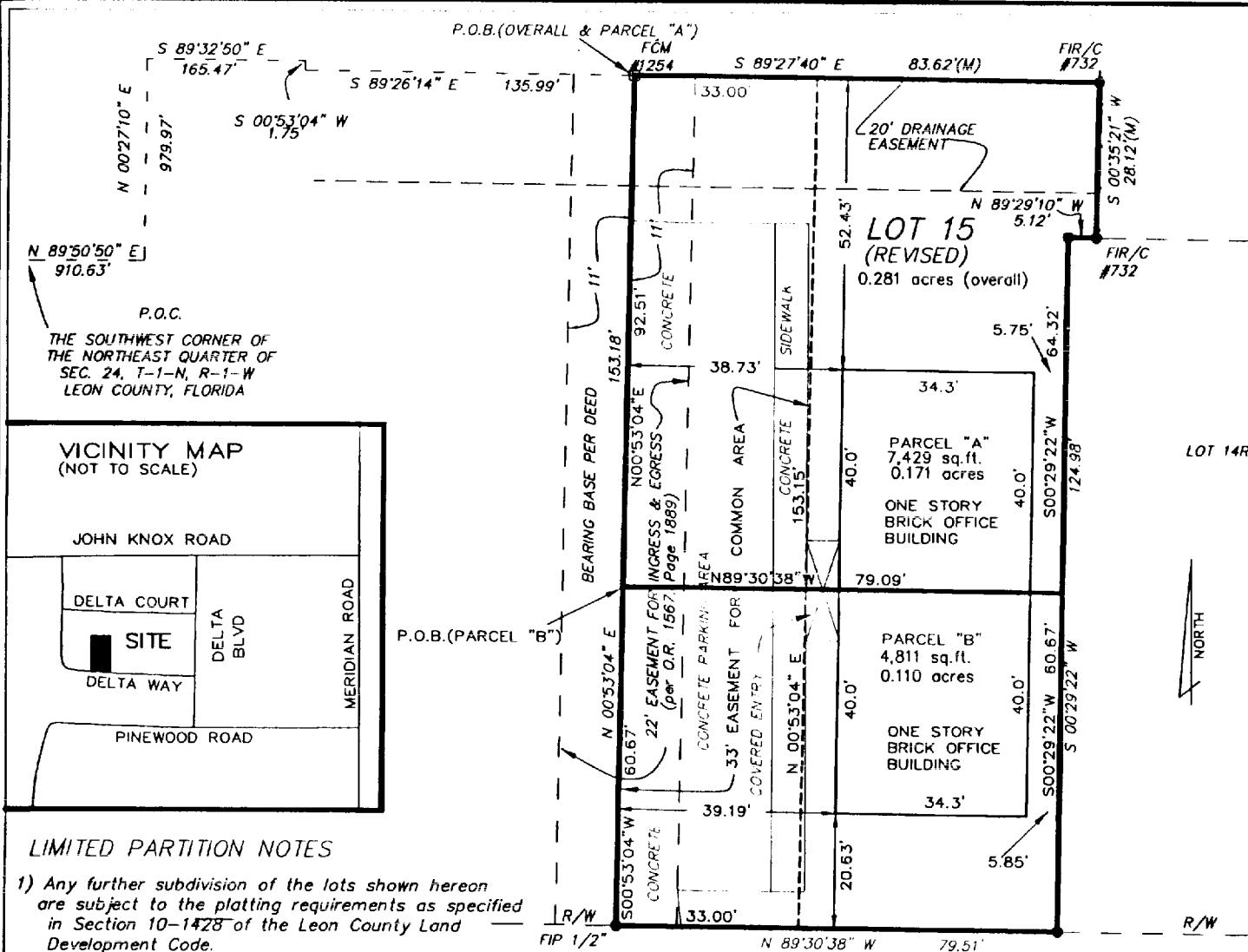
& ASSOC., INC.  
SURVEYORS

PHONE: (850) 385-1036

Licensed Business No. 6590 Concrete monuments and nail and

caps (set) are marked as shown.

(Fax): (850) 385-1108



#### LIMITED PARTITION NOTES

- Any further subdivision of the lots shown hereon are subject to the platting requirements as specified in Section 10-1428 of the Leon County Land Development Code.
- Proposed lots to utilize electric, water & sewer services provided by: CITY OF TALLAHASSEE.
- Installation of individual septic systems and private wells are subject to obtaining the required approvals from the Leon County Public Health Unit of the Florida Department of Health and the Northwest Florida Water Management District, respectively.
- Construction or development on the property lying within the depicted wetlands, water bodies, water courses, flood plains, severe grades, drainage areas, or other areas containing environmentally sensitive features is restricted and shall be regulated in accordance with the provisions of Section 10-346 of the Leon County Code. The graphic depiction of such conservation areas and environmentally sensitive features thereon is for general information purposes. The actual location and extent of areas containing features to be protected on the property, when required, must be determined by physical inspection and survey.
- Furthermore, Conservation Easements may be required by Leon County under the authority of its Code of Laws at Chapter 10, whenever any development is requested for any of the parcels depicted hereon. These conservation Easements may severely restrict the use of portions of the subject lots or parcels.
- Pursuant to Section 21.7.B, required supporting materials shall include documentation of a recorded reciprocal easement, in a form acceptable by the City Attorney, that indicates the use/type of easement, i.e. utility, access, parking, stormwater, etc.
- Pursuant to Section 14.13.1, applicant shall submit a legal agreement approved by the City Attorney as applicable, guaranteeing the joint uses of the off-street parking spaces as long as the uses requiring parking are in existence or until the required parking is provided elsewhere in accordance with the provisions of this Code.

SEE PAGE 2 FOR ADDITIONAL NOTES

DELTA WAY  
(50' R/W)

Any further subdivision of the lots shown hereon are subject to the platting requirements as specified under Section 20.2 Preliminary Plats, as applicable, of these regulations.

#### CERTIFIED TO:

- PAUL T. CURETON & WAYNE R. JOHNSON
- FARMERS AND MERCHANTS BANK
- GARDNER, DUGGAR, BIST & WIENER, P.A.
- ATTORNEY'S TITLE INSURANCE FUND, INC.

#### NOTES:

- There are no visible encroachments on this property.
- This property lies in Flood Zone "X", as per F.I.R.M. Panel # 120144 0281 D, Dated 11/19/97.
- This surveyor has not been provided a current title opinion or abstract to the subject property. It is possible there are other deeds, easements, etc., recorded or unrecorded, that may affect the boundaries.
- The tie from the P.O.C. to the P.O.B. was not run because: The horizontal control found was able to accurately determine the property boundaries.

LEGEND: (D) - per DEED (P) - per PLAT  
SCM - SET CONCRETE MONUMENT LS #4664  
(4" X 4") UNLESS NOTED  
SN/C - SET NAIL/CAP LS# 4664  
SR/C - SET 5/8" IRON ROD/CAP LB# 6590  
FCM - FOUND CONCRETE MONUMENT  
(4" X 4") UNLESS NOTED  
PRM - PERMANENT REFERENCE MARKER

0.5' (DISTANCE WITH ARROW) IS A TYPICAL FENCE LOCATION RELATIVE TO THE PROPERTY LINE.

FIR - FOUND IRON ROD  
Δ - CENTRAL (INCLUDED) ANGLE  
R/W - RIGHT OF WAY  
FN/C - FOUND NAIL/CAP  
FIP - FOUND IRON PIPE  
FPIP - FOUND PINCHED IRON PIPE  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING

SEC. - SECTION  
D.B. - DEED BOOK  
FN/C - CALCULATED  
(M) - per SURVEY  
L - ARC LENGTH  
CH - CHORD  
Ac. - ACRE ±

R - RADIUS OR RANGE  
T - TOWNSHIP OR TANGENT  
PG. OR Pg. - PAGE  
O.R. - OFFICIAL RECORD BOOK  
LB - LICENSED BUSINESS  
# OR No. - NUMBER  
UNREC. - UNRECORDED

# - DIAMETER (IN INCHES)  
PCP - PERMANENT CONTROL POINT  
F.I.R.M. - FLOOD INSURANCE RATE MAP  
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM  
F.A.C. - FLORIDA ADMINISTRATIVE CODE  
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G17-6).

Alan D. Platt

DATE

9/25/02

ALAN D. PLATT

JOB No. 5102

FLORIDA LICENSED SURVEYOR AND MAPPER No. 4664

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY SURVEY AND LIMITED PARTITION OF:  
REVISED LOT 15,  
DELTA OFFICE CENTER,  
LEON COUNTY, FLORIDA

DATE OF SURVEY: 8/9/02

DRAWING: 5102-15LP.DWG

Rev. 9/25/02: added more comments

SCALE: 1" = 30'

PAGE 1 OF 4

**COMMON AREA SHALL INCLUDE:**

**Ingress, Egress and Parking.** Each Owner of Parcel A and Parcel B, as grantor, hereby grants to the other Owners of Parcels (each other) and their respective tenants, contractors, employees, agents, licensees and invitees, and the subtenants, contractors, employees, agents, licensees and invitees of such tenants, for the benefit of each Parcel, as grantees, a nonexclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking (including, but not limited to, truck delivery access to service and delivery areas or loading docks) upon, over and across that portion of the paved Common Area designated as driveways, accessways and parking areas. The reciprocal rights of ingress and egress set forth in this Limited Partition shall apply to the Common Area for both Parcel A and Parcel B.

**Utility Lines and Facilities.** Each Owner of Parcel A and Parcel B, as grantor, hereby grants to the other Owners of Parcels (each other), for the benefit of each Parcel belonging to such other Owners, as grantees, a nonexclusive easement under, through and across the Common Area of the grantor's Parcel(s) for (i) surface storm water run off and (ii) the installation, operation, maintenance, repair and replacement of water drainage systems or structures, water mains, sewers, water sprinkler system lines, telephones, communication lines, pneumatic tube systems, electrical conduits or systems, gas mains and other public or private utilities or underground systems facilitating communication and/or coordination of business operations between two or more Parcels. Each Owner of a Parcel agrees to grant such additional easements as are reasonably required by any public or private utility for the purpose of providing the utility lines and facilities described herein provided such easements are not otherwise inconsistent with City regulations.

**Modification and Termination.** The provisions of this nonexclusive reciprocal easement may not be modified in any respect whatsoever, in whole or in part, except with the consent of the Consenting Owners and then only by written instrument duly executed and acknowledged by the Consenting Owners and recorded in the Public Records, Leon County, Florida. Any alteration of the easement grants and rights above ("Access and Utility Easements") must be approved in writing by the Consenting Owners and the City of Tallahassee, Florida. This Access and Utility Easement may not be terminated except (i) upon the prior written approval of the City of Tallahassee, Florida and any other applicable governmental authority with jurisdiction over site planning, zoning and construction for the Office Center, and (ii) upon the prior written consent of the Consenting Owners. No termination of this Declaration shall occur or be approved if it results in any violation of any governmental requirements, or would require a change in zoning for the Office Center (unless the Consenting Owners, at their sole and arbitrary discretion, agree to such change in zoning).

## LEGAL DESCRIPTION

### LOT 15 (REVISED):

Commence at the Southwest corner of the Northeast Quarter of Section 24, Township 1 North, Range 1 West, Leon County, Florida, and run North 89 degrees 50 minutes 50 seconds East 910.63 feet, thence North 00 degrees 27 minutes 10 seconds East along the Easterly boundary of property described in Official Records Book 344, Page 134 of the Public Records of Leon County, Florida, a distance of 979.97 feet, thence South 89 degrees 32 minutes 50 seconds East 165.47 feet to a point on the centerline of a 45 foot roadway and utility easement, thence South 00 degrees 53 minutes 04 seconds West along said centerline 1.75 feet to a nail and cap (#1254), thence South 89 degrees 26 minutes 14 seconds East 135.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 89 degrees 27 minutes 40 seconds East 83.62 feet to an iron rod (#732), thence run South 00 degrees 35 minutes 21 seconds West 28.12 feet to an iron rod (#732), thence run North 89 degrees 29 minutes 10 seconds West 5.12 feet, thence run South 00 degrees 29 minutes 22 seconds West 124.98 feet to the Northerly right of way boundary of Delta Way as per Official Records Book 1849, Page 409 (50' wide), thence North 89 degrees 30 minutes 38 seconds West along said right of way boundary a distance of 79.51 feet to an iron pipe (1/2"), thence North 00 degrees 53 minutes 04 seconds East 153.18 feet to the POINT OF BEGINNING.

BEING ALSO DESCRIBED AS THE FOLLOWING TWO PARCELS:

### PARCEL "A":

Commence at the Southwest corner of the Northeast Quarter of Section 24, Township 1 North, Range 1 West, Leon County, Florida, and run North 89 degrees 50 minutes 50 seconds East 910.63 feet, thence North 00 degrees 27 minutes 10 seconds East along the Easterly boundary of property described in Official Records Book 344, Page 134 of the Public Records of Leon County, Florida, a distance of 979.97 feet, thence South 89 degrees 32 minutes 50 seconds East 165.47 feet to a point on the centerline of a 45 foot roadway and utility easement, thence South 00 degrees 53 minutes 04 seconds West along said centerline 1.75 feet to a nail and cap (#1254), thence South 89 degrees 26 minutes 14 seconds East 135.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 89 degrees 27 minutes 40 seconds East 83.62 feet to an iron rod (#732), thence run South 00 degrees 35 minutes 21 seconds West 28.12 feet to an iron rod (#732), thence run North 89 degrees 29 minutes 10 seconds West 5.12 feet, thence run South 00 degrees 29 minutes 22 seconds West 64.32 feet, thence North 89 degrees 30 minutes 38 seconds West along a common party wall and its projection a distance of 79.09 feet, thence North 00 degrees 53 minutes 04 seconds East 92.51 feet to the POINT OF BEGINNING, the Westerly 11 feet being subject to an existing easement for ingress and egress as recorded in Official Records Book 1567, Page 1889, of the Public Records of Leon County, Florida. The Westerly 33 feet, thereof, being also subject to and together with an easement for common area.

### PARCEL "B":

Commence at the Southwest corner of the Northeast Quarter of Section 24, Township 1 North, Range 1 West, Leon County, Florida, and run North 89 degrees 50 minutes 50 seconds East 910.63 feet, thence North 00 degrees 27 minutes 10 seconds East along the Easterly boundary of property described in Official Records Book 344, Page 134 of the Public Records of Leon County, Florida, a distance of 979.97 feet, thence South 89 degrees 32 minutes 50 seconds East 165.47 feet to a point on the centerline of a 45 foot roadway and utility easement, thence South 00 degrees 53 minutes 04 seconds West along said centerline 1.75 feet to a nail and cap (#1254), thence South 89 degrees 26 minutes 14 seconds East 135.99 feet, thence run South 89 degrees 27 minutes 40 seconds East 83.62 feet to an iron rod (#732), thence run South 00 degrees 35 minutes 21 seconds West 28.12 feet to an iron rod (#732), thence run North 89 degrees 29 minutes 10 seconds West 5.12 feet, thence run South 00 degrees 29 minutes 22 seconds West 64.32 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue South 00 degrees 29 minutes 22 seconds West 60.67 feet to the Northerly right of way boundary of Delta Way as per Official Records Book 1849, Page 409 (50' wide), thence North 89 degrees 30 minutes 38 seconds West along said right of way boundary a distance of 79.51 feet to an iron pipe (1/2"), thence North 00 degrees 53 minutes 04 seconds East 60.67 feet, thence South 89 degrees 30 minutes 38 seconds West along a common party wall and its projection a distance of 79.09 feet to the POINT OF BEGINNING, the Westerly 11 feet being subject to an existing easement for ingress and egress

as recorded in Official Records Book 1567, Page 1889, of the Public Records of Leon County, Florida. The Westerly 33 feet, thereof, being also subject to and together with an easement for common area.

33.00 FOOT EASEMENT FOR COMMON AREA;

Commence at the Southwest corner of the Northeast Quarter of Section 24, Township 1 North, Range 1 West, Leon County, Florida, and run North 89 degrees 50 minutes 50 seconds East 910.63 feet, thence North 00 degrees 27 minutes 10 seconds East along the Easterly boundary of property described in Official Records Book 344, Page 134 of the Public Records of Leon County, Florida, a distance of 979.97 feet, thence South 89 degrees 32 minutes 50 seconds East 165.47 feet to a point on the centerline of a 45 foot roadway and utility easement, thence South 00 degrees 53 minutes 04 seconds West along said centerline 1.75 feet to a nail and cap (#1254), thence South 89 degrees 26 minutes 14 seconds East 135.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 89 degrees 27 minutes 40 seconds East 33.00 feet, thence South 00 degrees 53 minutes 04 seconds West 153.15 feet to the Northerly right of way boundary of Delta Way as per Official Records Book 1849, Page 409 (50' wide), thence North 89 degrees 30 minutes 38 seconds West along said right of way boundary a distance of 33.00 feet, thence North 00 degrees 53 minutes 04 seconds East 153.18 feet to the POINT OF BEGINNING.